

**TOWN OF AMENIA  
PLANNING BOARD SPECIAL MEETING  
THURSDAY, AUGUST 30, 2007**

PRESENT: Tony Robustelli, Acting Chairman  
Bill Flood  
Jay Dedrick  
Nina Peek  
Gina Mignola  
James Walsh

Dr. Michael Klemens  
Ted Fink

ABSENT: George Fenn

Acting Chairman Tony Robustelli called the meeting to order at 7:00 P.M.

**JEFF KANE – 3-LOT SUBDIVISION – PERRY CORNERS ROAD, AMENIA, NY**

Jeff Kane represented himself and presented the Board with a map. There are about 17 acres and will have one shared driveway. Bill Flood suggested that when the lot is surveyed, the surveyor would need to refer to the new zoning codes. Tony Robustelli will speak with Michael Hayes and Mr. Kane will speak with the surveyor.

**GEORGE PETRIDES – 2 LOT SUBDIVISION – SEPARATE RD, AMENIA, NY**

Mr. Petrides appeared before the Board to give an update and for their guidance. He is not seeking a subdivision, just to get preliminary approval to put acreage into conservation easement. Mr. Petrides now feels he will be subdividing into three lots. He does not intend to build on this land, but to give the two lots to the Dutchess Land Conservancy. Mr. Petrides was given an application to revise. The lot must be surveyed. Ted Fink told Mr. Petrides NYS Law requires a public hearing for preliminary approval.

**SILO RIDGE/HIGHER GROUND – DEIS UPDATE –ROUTE 22-AMENIA, NY**

Mike Dignacco passed out a memo regarding the major topics that were discussed at the August 9, 2007 meeting. They included the Architecture, the visual analysis, the reduced scale alternative, habitat studies, and other items. Mike Dignacco introduced Paul Whelan and Ben Salling from Robert A. M. Stern Architects to the Board. Mr. Whelan proceeded to discuss the layout of the project. They have tried to fit the buildings into the topography of the golf course. They are creating a strong village center for the resort, and then the rest of the resort will be a part of the natural landscape. One side of the green will have the hotel, the clubhouse, and then a few minor housing buildings with a small amount of retail below. The architecture of these buildings will be made from different materials and colors around this small green. He showed the Board a rendering of what the green may look like. The hotel will be country like with dormers, will be

broken down into various parts with porches, gables and shutters, cream color with white trim, natural or green roof to blend into the countryside. Mr. Whelan noted, "We want it to be a memorable icon." Leaving the center you will see smaller houses with natural materials, which will have stone bases, with terraces and shingle style houses with light trim. They will look classical or Victorian. Around the golf course, natural colors are to be used to blend in and the village center, light/bright colors. Mr. Whelan showed examples of the types of houses proposed. Mike Dignacco stated that the images will be included in the DEIS. Dan Leary added that the revised text in the DEIS will have more description regarding the architectural features. Nina Peek felt that the height of the various buildings was difficult to understand. She also asked that the height of the balloons and the height of each proposed buildings be included on the visual simulations as a point of reference. Michael Camaan of Chazen agreed. Jim Walsh asked about landscape. Mike Dignacco stated they would be going through the visual later. Jim Walsh stated that when the balloon test were done, the balloons could not be seen from DeLavernne Hill, however now in looking at the packet passed out there are structures that are visible. It is confusing. The character of the architecture is fine, however he was concerned about the visual impact. Bill Flood stated that the people buying the houses should have the flexibility of certain architecture. The houses should not all look the same. Mike Dignacco stated that Robert A.M. Stern would prepare design guidelines to be included in the Homeowners Association covenants for architectural review and to maintain the character of the site. If Stern's office does not actually design all of the houses, the design guidelines would have to be used by the project architect and Stern's office would review the final architecture. Nina Peek felt it would be helpful to include a planting/ landscape plan. Michael Camaan agreed to include an 11X17 landscape plan in the DEIS.

For the architecture and visual simulations, Chazen agreed to revise the description of the TNA and the Proposed Action in the DEIS as follows:

1. For the TNA: Include the two color renderings presented at the meeting, and additional color renderings of the proposed hotel and several other existing renderings not presented. Include accompanying text describing the architectural character, building materials, styles, colors, heights, and vision proposed for the site.
2. The TNA description will include all of the photographs presented at the meeting, representing the types of architectural styles, colors, and materials. The DEIS will also include text describing the types of materials, colors and architectural styles, which would characterize each unit type proposed.
3. All of the visual simulations for both the Proposed Action and the TNA Alternative will be revised to be consistent with each other so that an "apples to apples" comparison will be possible. The simulations will be consistent in view, type of camera lens used, time of year (leaf on conditions) and relationship to the balloons. The photo key tables will both include a table describing the elevations and the height (in feet) of each proposed structure, and the height (in feet) of the balloons as a point of reference. The massing images (visual simulations) for both the Proposed Action and the TNA Alternative will be presented in a beige color.

4. The DEIS will include an 11X17 landscape/planting plan for the TNA and the Proposed Action, and text describing the type and location proposed vegetative screening.

The Applicant prepared four visual simulations for the TNA, including proposed vegetative screening. These will be included in the DEIS.

5. The DEIS will include sections and text descriptions of the proposed width and landscape treatment for the internal roads.

“Gina Mignola asked for a show of hands from the Board to determine whether the Board agreed that all of the issues raised in Michael Hayes’ memo regarding completeness had been addressed. The Board unanimously agreed that all of the items had been addressed.”

Dr. Klemens asked how much disturbance would there be for the whole site and how much is new disturbance? Michael Camann said they would get the figures on what is new disturbance. Rob Caeners added only one area is to be changed for the golf course.

Melissa Mascali did an overview for the Habitat. Phase I – April – Bog Turtle’ Phase II – late April early June – no Bog Turtles found; Amphibian and Reptile Survey – early April – late June – no species found; Breeding Bird – June – no endangered, threatened or rare species were observed at that time; Botanical Survey – May/June – no endangered threatened or rare species were found. Dr. Klemens felt that an analysis from Dr. Smith should be included in the DEIS for completeness, not just a summary from Chazen. The Board agreed. Mike Dignacco said he would get the full report from Dr. Smith. Dr. Klemens also felt that the public would be interested in seeing the Bog Turtle and reptile report. He also added that everything he asked for had been done and Chazen did a great job in addressing it. He also added that the resume of Randy Steckhart should be added for consistency.

Regarding Mike Soyka’s memo of August 10, 2007, based on his recommendation Chazen’s water engineers will send him how the water study is done. Gina Mignola asked how they determined the number of employees. Mr. Camann stated they have looked at other spas and asked them how many of employees they had, square footage calculations and size of water features. Ms. Mignola was still concerned that Chazen has underestimated the total number of employees for the traffic report. Ms. Peek felt the same way. Melissa Mascali added that the factors that are used for the trip estimate are used for everything. Jim Walsh suggested a turn lane on Route 22 northbound.

Mike Dignacco indicated they would summarize everything here tonight and get it back to the Board as soon as possible. Nina Peek suggested revised sections for the DEIS. The material will be mailed to the homes of the Planning Board members at least one week before the 9/27/07 Planning Board Workshop.

The Applicant requested that the 9/27/07 Planning Board workshop meeting be noticed as a Special Meeting. There was discussion regarding the incidence of Special Meetings. Gina Mignola expressed the opinion that the Board grants special

meetings only for this Applicant, which is not fair to other Applicants. Bill Flood stated that without Special Meetings, the Board would not be able to move things forward as quickly.

MOTION FOR A VOTE AS TO WHETHER THE BOARD SHOULD HOLD A SPECIAL MEETING DURING THE WORKSHOP ON SEPTEMBER 27 FOR SILO RIDGE was made by Gina Mignola, seconded by Nina Peek

VOTE TAKEN;	Gina Mignola	No
	Nina Peek	No
	Tony Robustelli	Yes
	Jay Dedrick	Yes
	Bill Flood	Yes
	Jim Walsh	Yes

MOTION CARRIED

**OTHER MATTERS:**

CAROL DRAPKIN represented by Frank Orlando. Ms. Drapkin owns 34 ½ acres on Kennel Road off Tower Hill Road in the Town of Amenia. She wants to subdivide into two lots and put some acreage into conservation easement. The Board advised them that they would need a new updated survey. She will consult with her surveyor, Spencer Robinson, and return. Ms. Drapkin was given a subdivision application with a short EAF.

MOTION TO CLOSE THE MEETING was made by Gina Mignola, seconded by Jay Dedrick

VOTE TAKEN - ALL IN FAVOR.

Respectfully submitted,

Susan M. Metcalfe  
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on August 30, 2007 and are not to be construed as the final official minutes until so approved.

\_\_\_\_\_X\_\_\_\_\_Approved as read

\_\_\_\_\_Approved with: deletions, corrections, and additions